

Crater High School



Athletic Department

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Conditional Use Permit Application: Crater HS Scoreboard

Crater High School is proposing the installation of a new scoreboard at Dutch Meyer Stadium. This scoreboard is internally illuminated and has a digital video board. It is being proposed to replace the existing scoreboard which is outdated, very difficult to read during the day and is becoming more difficult to maintain.

It will be located near the current scoreboard and turned at a slight angle to face the stadium as indicated in attached photos. It will not be facing any homes and will be visible by a smaller portion of Highway 99 than the current scoreboard. The lighting will have no impact do to the hours of use working in conjunction with the stadium lighting which is brighter that the scoreboard lighting.

The digital video portion of the Scoreboard will be used for home Football and some Soccer games. This will account for approximately once a week from September into the middle of November IF the football team were home for the playoffs. It will also be used during the day time for two to three home track meets a year in April. The only other time it will be used is for graduation in June.

17.76.040--Conditional Use Permit Findings and Conditions

The Planning Commission in granting a Conditional Use Permit shall find as follows:

- A. That the site for the proposed use is adequate in size and shape to accommodate the use and to meet all other development and lot requirements of the subject zoning district and all other provisions of this code;

Finding: The proposal is to replace an existing scoreboard. The scoreboard will located 135 feet to the west and 45 south of the existing sign as illustrated in the site plan and the installation photos. The location meets the minimum setbacks in the Civic zone and increases the distance between the proposed sign and the adjoining residential properties to the north by 75 feet. Additionally, the scoreboard will be more than 80-feet from Griffin Creek. Since the proposed location meets the minimum setback requirements and is located further from residential properties than the existing sign, no changes to the proposed site dimensions or

layout are deemed necessary.

Conclusion: The site is adequate to accommodate the proposed scoreboard.

- B. That the site has adequate access to a public street or highway and that the street or highway is adequate in size and condition to effectively accommodate the traffic that is expected to be generated by the proposed use;

Finding: The access for vehicles has not changed. From 3rd Street into the student parking lot.

Conclusion: No changes necessary.

- C. That the proposed use will have no significant adverse effect on abutting property or the permitted use thereof. In making this determination, the commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings and structures; walls and fences; landscaping; outdoor lighting; and signs;

Finding: The scoreboard will not obstruct the view of any of the homeowners on the back side, in fact, when the old scoreboard comes down it will improve view from home owners back yards. No walls or fences are being built. No landscaping taking place. Lighting from scoreboard does not face any homes and will only be in operation when stadium lights (which are much brighter) are on.

Conclusion: No conditions regarding traffic are needed.

- D. That the establishment, maintenance or operation of the use applied for will comply with local, state and federal health and safety regulations and therefore will not be detrimental to the health, safety or general welfare of persons residing or working in the surrounding neighborhoods and will not be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the community based on the review of those factors listed in subsection C of this section;

Finding: Scoreboard has no environmental effect that will cause any health or safety issues.

Conclusion: The site is adequate to accommodate the proposed scoreboard.

- E. That any conditions required for approval of the permit are deemed necessary to protect the public health, safety and general welfare and may include:

- a. Adjustments to lot size or yard areas as needed to best accommodate the proposed use; provided the lots or yard areas conform to the stated minimum dimensions for the subject zoning district, unless a variance is also granted as provided for in Chapter 17.13,

Finding: No variance needed

Conclusion: No conditions regarding the lot size or yard areas are needed.

- b. Increasing street widths, modifications in street designs or addition of street signs or traffic signals to accommodate the traffic generated by the proposed use,

Finding: Use of Scoreboard will not generate increased traffic.

Conclusion: No conditions regarding traffic are needed.

- c. Adjustments to off-street parking requirements in accordance with any unique characteristics of the proposed use,

Finding: Use of Scoreboard will not generate increased traffic and or parking.

Conclusion: No conditions regarding traffic/parking are needed.

- d. Regulation of points of vehicular ingress and egress,

Finding: Vehicular ingress and egress will not change.

Conclusion: No changes necessary.

- e. Requiring landscaping, irrigation systems, lighting and a property maintenance program,

Finding: Landscaping, irrigation systems and property maintenance will not change from current operations. Lighting from scoreboard will require maintenance.

Conclusion: Initial installation of electrical for lighting will require maintenance.

- f. Regulation of signs and their locations,

Finding: Proposed scoreboard will comply with City regulations.

Conclusion: Consistent with regulations

- g. Requiring fences, berms, walls, landscaping or other devices of organic or artificial composition to eliminate or reduce the effects of noise, vibrations, odors, visual incompatibility or other undesirable effects on surrounding properties,

Finding: There will be no sound, vibrations, odors or visual incompatibility to surrounding properties because the scoreboard faces the stadium, it does not face any other property and has no sound coming from it.

Conclusion: The site is adequate to accommodate the proposed scoreboard

- h. Regulation of time of operations for certain types of uses if their operations may adversely affect privacy of sleep of persons residing nearby or otherwise conflict with other community or neighborhood functions,

Finding: Use of scoreboard will be at the same current hours as the existing scoreboard whenever there are events at the stadium.

Conclusion: No changes to current hours.

- i. Establish a time period within which the subject land use must be developed,

Finding: Scoreboard will be installed in the summer on 2016.

Conclusion: Installation to start in August and end in September.

- j. Requirement of a bond or other adequate assurance within a specified period of time,

Finding: The proposed scoreboard is to be constructed on School District property and will not generate any additional traffic, noise or lighting impacts that would require assurances, such as a bond.

Conclusion: Not applicable.

- k. Such other conditions that are found to be necessary to protect the public health, safety and general welfare,

Finding: The new scoreboard will replace the existing scoreboard. It will be constructed in compliance with all applicable building code requirements and, as such, no additional conditions are deemed necessary to protect the public health, safety and general welfare.

Conclusion: Not applicable.

- I. In considering an appeal of an application for a conditional use permit for a home occupation, the planning commission shall review the criteria listed in Section 17.60.190.

Finding: The proposal does not include a home occupation.

Conclusion: Not applicable.